

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 8, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:32 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Craig Nicholson,
Arthur Munoz,
Nathan Walter,
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Via correspondence: A homeowner suggested performing the parking lot slurry seal in four stages, instead of three.

A homeowner reported a raccoon attack on her dog, possibly the result of the new trash dumpsters with lids.

The Board discussed these items. No action taken.

Meeting Minutes: The **September Board Meeting minutes** (9/10/09) were reviewed and **approved** as presented.

Treasurer's Report:

	Sept. '09	YTD
Total Income	\$67,560.12	\$603,879.59
Operating Expenses	32,502.66	239,287.00
Reserve Expenditures	3,399.20	98,115.02
Total Expenditures	35,901.86	337,402.02
Transfer to Reserve	(31,658.26)	(263,008.57)
Total in Savings	\$870,581.66	
Total Assets	\$897,790.70	

James N. reported Operating Expenses are approximately 20% below budget. The **September** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported all dry rot repairs on the current (Apr. '09) list have been completed; re-survey for dry rot sites to be accomplished in Spring '10.
- **Moisture in unit 104** (7606): the Board reviewed the requirements for repairs to building 7606 from Dan McLaughlin (City of Goleta) and his request for a corrective action plan (due Oct. 31, 2009); the Board also discussed and approved proposals for foundation corrections from Ehlen Spiess & Haight (structural engineers) and

Earth Systems (geotechnical engineering). The Board authorized Nathan W. to oversee the details of the proposal for a bid up to \$6,000.

- **Parking lot repaving:** the Board approved authorization to remove (tow) any vehicle parked in areas to be paved on the day work is to commence.
- **Cable upgrade/replacement:** the Board approved sending a second letter to inform the homeowners of the proposed project and only requesting a negative response.
- **Water meter identification:** the Board reported to James N. that the list of meter numbers to units does not appear to match the identification numbers on the meters, themselves; James N. to follow up with GWD.

New Business

Items addressed:

- **Reserve study update:** the Board approved incorporating Todd Matson's revised reserve items, asphalt repairs, budget numbers into the reserve schedule.
- **Roof (preventative) maintenance:** the Board discussed the bids for roof re-sealing from H&H Roofing (\$3,989) and Home Roofing (\$6800), approving the H&H bid and asked for notification when work is completed to verify completion.
- **Lien recording:** the Board approved recording a lien on unit 311 (Assn. fees - delinquent).
- **Homeowner information update:** Homeowners will be asked to verify/update their home phone numbers when the Board collects proxies for the 2010 Annual Meeting.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:50.

The next Board meeting is scheduled for **Thursday, November 12, 2009; at 6:30 pm.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe